



Home Buying Checklist

BUYER'S
CHECKLIST

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Step-by-step guide: Top tips for buying a first home or your next investment property

NOTES

Figure out how much you can afford

- Calculate your monthly income and debt:
\$ _____ - _____ = \$ _____
- Check your credit report and FICO score:
FICO score: _____
- Figure out your down payment:
\$ _____

Get pre-approved for a mortgage

- Choose a type of mortgage:
 - Fixed
 - Adjustable
 - Conventional
 - Government
 - Jumbo
 - Other: _____
- Speak to at least five lenders and mortgage brokers
- Shop for the best interest rates and programs:
Interest rate: _____ %
Loan term: _____ years

Determine what you want and need in a home

- Choose a location:
 - Downtown
 - Urban
 - Suburban
 - Rural
 - Other: _____
- Choose a type:
 - Single-family
 - Townhouse
 - Condo
 - Loft
 - Other: _____
- Choose a price range: \$ _____ to \$ _____
- Choose a size: _____ sq. ft.
Bedrooms: _____
Bathrooms: _____
- Choose an architectural style: _____

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Research your target neighborhoods

- Look online for information on schools, crime rate, traffic and zoning
- Determine your work commute
- Scout local amenities such as parks, shops and restaurants

Work with a buyer's agent who knows the neighborhood

- Get referrals
- Consider working with an exclusive buyer's agent
- Interview at least three agents
- Look for experience and good chemistry

Search for homes in the MLS and For Sale By Owner (FSBO)

- Browse listings online, including ForeclosureFreeSearch.com
- Ask your agent to set up tours of homes that fit your criteria
- Check local newspapers
- Pick up flyers and attend open houses (See our Open House and Home Tour Checklist)

Research each home you want to buy

- Ask your agent for comps to estimate the property's fair market value:
\$ _____
- Ask the seller's reason for selling
- Review all property disclosures
- Find out about liens, easements or other restrictions

Make an offer and negotiate

- Determine the purchase price: \$ _____
- Include contingencies such as financial, inspection or purchase
- Spell out any special requests and repairs you want included in the sale
- Determine earnest amount of money: \$ _____
- Decide move-in date: ____ / ____ / ____
- Once both parties agree to the terms, sign the Purchase and Sale Agreement

